

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



**FISCAL NOTE**

**HB 1932 – SB 2300**

February 9, 2016

**SUMMARY OF BILL:** Expands the definition of a building under the Neighborhood Preservation Act (NPA) (Tenn. Code Ann. §§ 13-6-101 to 107) to include an owner-occupied structure. Authorizes a residential property owner to bring an action for damages against an owner of an occupied residential property under the NPA for failure to maintain the property in a manner required by Tenn. Code Ann. § 13-6-103. Authorizes a nonprofit corporation, any interested party, or neighbor to bring civil action to enforce any local building, housing, air pollution, sanitation, health, fire, zoning, or safety code, or regulation applicable to buildings against the owner of any building or structure that is occupied by an owner.

**ESTIMATED FISCAL IMPACT:**

**NOT SIGNIFICANT**

Assumptions:

- Pursuant to Tenn. Code Ann. § 13-6-102, the NPA defines a building as any structure that is not occupied by an owner, tenants, or residents.
- Expanding the definition of a building to include owner-occupied properties will lead to an increase in civil suits that are brought pursuant to the provisions of the NPA.
- According to the Administrative Office of the Courts, the increase in caseload to trial and appellate courts resulting from the expansion of action will be absorbed within existing judicial resources.
- Any fines or other levies adjudicated by the courts will be borne by the parties to the suit.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in blue ink that reads "Krista M. Lee".

Krista M. Lee, Executive Director

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